Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Tuesday, December 13, 2016 8:18 AM
To: 'Hiram Crook'; Diane Hoelzer
Cc: 'Tim Aldrich (tim.aldrich@comcast.net)'
Subject: RE: Puerta del Bosque - G12D035

Hiram,

The way you have it is fine, I checked with Shahab and Jack. For final plat, however, he might bring up the fact that you'll need the covenants in place for the Private commons as described in the dpm. We might need the covenant to specifically mention the pond, since the PCA language in the DPM doesn't automatically assume that there is a pond in the PCA, if that makes sense...

Thanks,

Abiel Carrillo, PE, CFM
Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

From: Hiram Crook [mailto:hiram@goodwinengineers.com]
Sent: Monday, December 12, 2016 3:20 PM
To: Carrillo, Abiel X.; Diane Hoelzer
Cc: 'Tim Aldrich (tim.aldrich@comcast.net)'
Subject: RE: Puerta del Bosque - G12D035

Abiel,

Attached is a pdf of the changes to the notes 4 and 5 as we spoke on the phone. As stated in our phone conversation, we want to make sure that note 5 is not need as Jack Cloud before requested it. Please let us know if this is adequate for approval on Wednesday.

Sincerely,

Hiram L. Crook

Civil Engineer
Mark Goodwin & Associates, PA
PO BOX 90606
Albuquerque, NM 87119
(505) 828-2200

From: Carrillo, Abiel X. [mailto:acarrillo@cabq.gov]
Sent: Friday, December 09, 2016 2:55 PM
To: Diane Hoelzer <diane@goodwinengineers.com>; Hiram Crook <hiram@goodwinengineers.com>
Cc: Hiram Crook <hiram@goodwinengineers.com>; 'Tim Aldrich (tim.aldrich@comcast.net)' <tim.aldrich@comcast.net>
Subject: RE: Puerta del Bosque - G12D035

The new note 4 looks fine, but delete note 5, the City would not have a reason to enter the property, and would not be tasked with taking over maintenance.

thanks

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

From: Diane Hoelzer [mailto:diane@goodwinengineers.com]
Sent: Friday, December 09, 2016 2:50 PM
To: Carrillo, Abiel X.; Hiram Crook
Cc: Hiram Crook; 'Tim Aldrich (tim.aldrich@comcast.net)'
Subject: RE: Puerta del Bosque - G12D035
Importance: High

Abiel,

Can you check the attached revised Plat, sheet 2. I made changes in response to your comments below. If it is acceptable I will make copies Monday and resubmit to DRB staff, and bring revised sheet to DRB on Wednesday.

I revised Note 4 and renumbered 5 and 6.

Thank you,

Diane Hoelzer, PE
MARK GOODWIN & ASSOCIATES, PA
diane@goodwinengineers.com
(505) 828-2200

From: Carrillo, Abiel X. [mailto:acarrillo@cabq.gov]
Sent: Friday, December 09, 2016 12:05 PM
To: Hiram Crook <hiram@goodwinengineers.com>

Cc: Diane Hoelzer <diane@goodwinengineers.com>
Subject: Puerta del Bosque - G12D035

Hiram,

See attached approval of the Grading Plan for Preliminary Plat.

For the actual plat, I do have some minor comments, if you can address before DRB (or bring the revised plat):

1. Note 4 on Sheet 2 of the Plat should not contain any references to City access for maintenance of the pond. The City does not maintain private facilities (anymore). So basically, delete everything after "Association;" in the first sentence.
2. Tract A is described as a recreational facility, but you should have an easement over the pond, or you can clarify in Note 4 that the deeding of Tract 4 is for the maintenance of the pond by the HOA (the tract is already described as maintained by the HOA, but not specifically for the pond).

Any question just let me know.

Abiel Carrillo, PE, CFM
Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

PLAT
FOR
PUERTA del BOSQUE

WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2016

AGRS MONUMENT
"6-G13AR 1980/1997"
N=1500719.134
E=1515743.949
G-G=0.999684045
Δα =-00°14'23.60"
CENTRAL ZONE
(NAD83)

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
Qwest Corporation D/B/A CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
Comcast D/B/A Xfinity for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

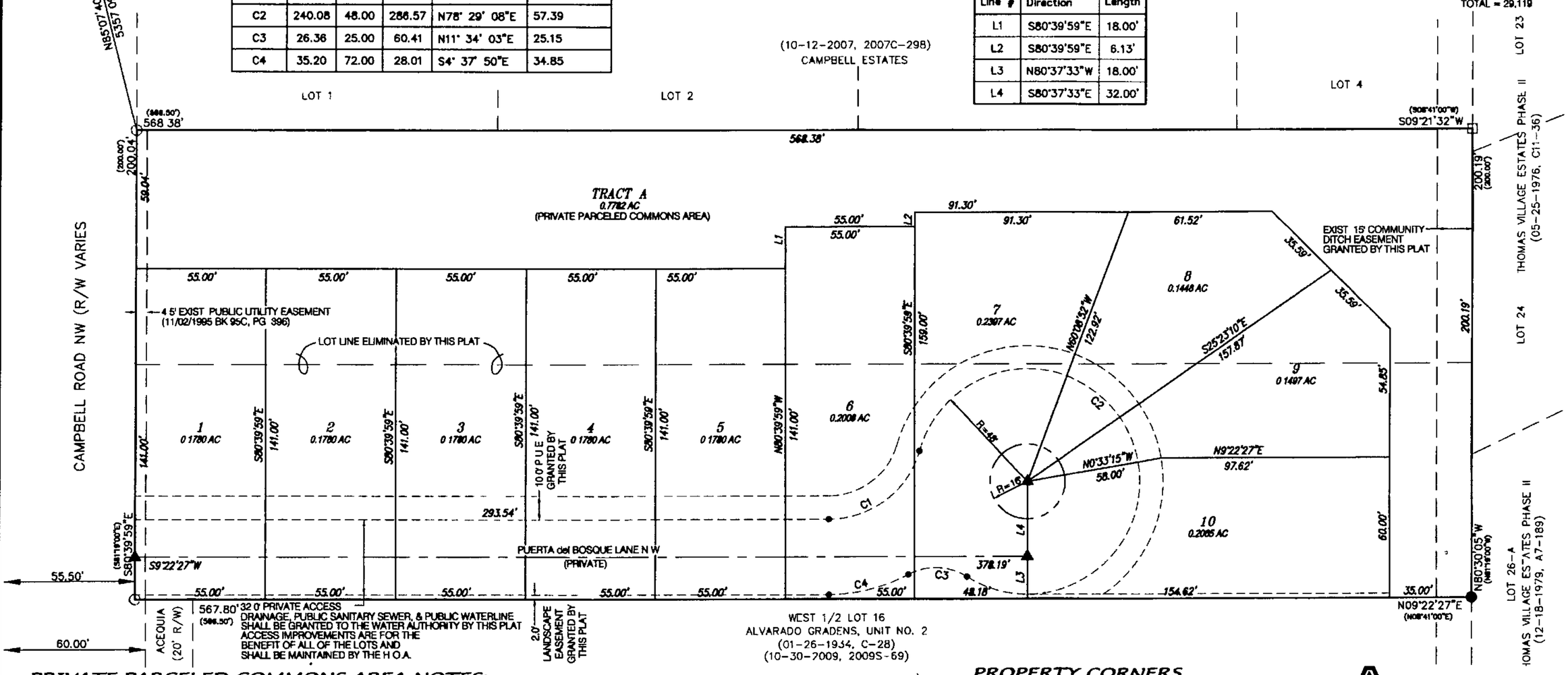
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

MIN OPEN SPACE REQUIRED			
LOT #	S F	S F	S F
1	10,890	7,755.00	= 3,135 00
2	10,890	7,755 00	= 3,135 00
3	10,890	7 755 00	= 3,135 00
4	10,890	7,755 00	= 3,135 00
5	10,890	7,755.00	= 3,135 00
6	10,890	8,745 00	= 2,145 00
7	10,890	10,441	= 449
8	10,890	6,306	= 4,584
9	10,890	6,519	= 4,371
10	10,890	8,995	= 1,895
			TOTAL = 29,119

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	51.78	40.00	74.17	S27° 42' 45"E	48.24
C2	240.08	48.00	286.57	N78° 29' 08"E	57.39
C3	26.36	25.00	60.41	N11° 34' 03"E	25.15
C4	35.20	72.00	28.01	S4° 37' 50"E	34.85

Line Table		
Line #	Direction	Length
L1	S80°39'59"E	18.00'
L2	S80°39'59"E	6.13'
L3	N80°37'33"W	18.00'
L4	S80°37'33"E	32.00'



PRIVATE PARCELED COMMONS AREA NOTES:

1. THERE SHALL BE RECORDED DEED RESTRICTIONS CONCERNING TRACT A.
2. THERE SHALL BE NO DEVELOPMENT OF TRACT A EXCEPT AS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN.
3. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRACT A.
4. TRACT A SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION AND SHALL BE ENCUMBERED WITH A BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF THE RESIDENCES, AND MAY BE USED BY THE HOA FOR RECREATIONAL PURPOSES.
5. THE USE OF A PCA MAY BE RESTRICTED TO THE RESIDENTS OF THE PCD AND MAY BE FENCED SO LONG AS THE PUBLIC'S VIEW IS NOT SIGNIFICANTLY DIMINISHED.

PROPERTY CORNERS

- ○ SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP)
- ● FOUND BATHEY MARKER WITH CAP "LS 14271"
- □ FOUND 5/8" REBAR WITH CAP "ILLEDGIBLE"

30' 15' 0 30' 60'
SCALE: 1" = 30'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A16018_PLAT.dwg	Drawn: ACH	Checked: TA	Sheet 2 of 2
Scale: AS SHOWN	Date: 12/12/2016	Job: A16018	

CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

December 9, 2016

D. Mark Goodwin, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM, 87199

RE: Puerta del Bosque
Grading and Drainage Plan
Stamp 12-2-2016 (File:G12D035)

Dear Mr. Goodwin:

Based upon the information provided in your submittal received 12-7-2016, the above-referenced Grading and Plan is approved for Preliminary Plat action for DRB, and ESC Grading Permit.

An inspection of the completed pond improvements will be required prior to Pad Certification/ROFG.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Orig: Drainage file

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Puerta del Bosque Subdivision Building Permit #: _____ City Drainage #: G12D035

DRB#: 1010812 EPC#: _____ Work Order#: _____

Legal Description: MRGCD Map No. 34, Lots 15-A and 16-A, Alvarado Gardens Unit 2

City Address: 2854 Campbell Road

Engineering Firm: Mark Goodwin & Associates, PA Contact: Hiram Crook

Address: PO BOX 90606, Albuquerque, NM 87199

Phone#: 828-2200 Fax#: _____ E-mail: hiram@goodwinengieers.com

Owner: Alfeld 4, LLC Contact: David Kleinfeld

Address: PO BOX 37438, Albuquerque, NM 87176

Phone#: 875-1641 Fax#: _____ E-mail: dkabq@me.com

Architect: NA Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: NA Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

____ TRAFFIC/ TRANSPORTATION

____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ ENGINEER/ ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN

X GRADING PLAN

____ DRAINAGE MASTER PLAN

____ DRAINAGE REPORT

____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)

____ TRAFFIC IMPACT STUDY (TIS)

____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY

X PRELIMINARY PLAT APPROVAL

____ SITE PLAN FOR SUB'D APPROVAL

____ SITE PLAN FOR BLDG. PERMIT APPROVAL

____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE

____ FOUNDATION PERMIT APPROVAL

X GRADING PERMIT APPROVAL

____ SO-19 APPROVAL

____ PAVING PERMIT APPROVAL

____ GRADING/ PAD CERTIFICATION

____ WORK ORDER APPROVAL

____ CLOMR/LOMR

____ PRE-DESIGN MEETING

____ OTHER (SPECIFY) _____

RECEIVED DEC 07 2016 LAND DEVELOPMENT SECTION

IS THIS A RESUBMITTAL?: X Yes ____ No

DATE SUBMITTED: December 2, 2016 By: Hiram Crook

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

```
START          0.0 HRS  PUNCH CODE=0  PRINT LINES=-6
*S*********************************************************
*S            Puerta Del Bosque
*S            100 YEAR 6-HR STORM EVENT
*S
*S            FILE: 6 hr PDB 10 Lot DAT
*S            LAST REVISED: 12-01-16
*S            NOAA ATLAS 14, VOL I ZONE:2
LOCATION          NEW MEXICO
   State of New Mexico soil infiltration values (LAND FACTORS) used for computations
   Land Treatment    Initial Abstr.(in)    Unif  Infilt.(in/hour)
       A        0.65            1.67
       B        0 50            1.25
       C        0 35            0.83
       D        0 10            0 04

RAINFALL          TYPE=1 RAIN QUARTER=0.0
             RAIN ONE=1.71 IN RAIN SIX=2.19 IN
             RAIN DAY=2.46 IN DT=0.0333 HRS

6-HOUR RAINFALL DIST. - BASED ON NOAA ATLAS 14 FOR CONVECTIVE AREAS (NM & AZ) - D1
DT =  0.033300 HOURS      END TIME =    5.994000 HOURS
 0.0000  0 0021  0.0043  0.0065  0.0088  0 0112  0.0138
 0.0164  0.0192  0.0222  0 0252  0.0318  0 0384  0 0454
 0.0528  0.0601  0 0681  0.0762  0.0844  0 0927  0.1011
 0.1099  0.1187  0.1279  0 1377  0 1474  0 1583  0 1693
 0 1829  0 1993  0.2158  0 2377  0 2598  0 2860  0.3168
 0 3477  0.3935  0.4399  0.5018  0 5819  0.6619  0.8698
 1 0830  1.2528  1 3710  1.4892  1 5512  1.6106  1.6600
 1.6974  1 7348  1.7614  1.7873  1.8101  1 8291  1.8481
 1.8627  1 8771  1 8897  1.9000  1 9103  1.9196  1 9288
 1.9374  1.9451  1.9528  1.9599  1.9670  1.9740  1.9809
 1.9877  1 9912  1 9944  1.9975  2 0006  2.0037  2 0066
 2 0094  2.0123  2 0151  2.0179  2 0206  2 0233  2.0259
 2 0285  2.0310  2 0335  2.0360  2.0384  2.0408  2.0433
 2.0456  2.0478  2.0501  2.0523  2 0546  2.0568  2 0589
 2.0611  2.0632  2.0652  2.0673  2 0693  2.0713  2.0733
 2.0753  2 0772  2 0792  2.0811  2.0830  2.0849  2.0868
 2.0887  2.0905  2.0924  2.0942  2.0960  2 0978  2.0996
 2.1013  2.1031  2.1048  2 1065  2.1083  2 1100  2.1117
 2 1133  2.1150  2.1167  2.1183  2.1199  2 1215  2.1231
 2.1247  2.1263  2.1279  2 1295  2 1310  2.1326  2 1341
 2.1356  2 1371  2.1387  2 1401  2 1416  2.1431  2.1446
 2.1460  2 1475  2.1489  2 1504  2.1518  2.1532  2.1546
 2 1560  2.1574  2.1588  2.1602  2 1615  2.1629  2.1642
 2.1656  2 1669  2.1682  2.1696  2.1709  2 1722  2.1735
 2 1748  2.1761  2 1773  2.1786  2 1799  2 1811  2.1824
         2.1836  2 1849  2 1861  2 1873  2 1886  2 1900

*S*********************************************************
*** ********************
*S  TOTAL SITE
*S  DEVELOPED CONDITIONS
*** ********************
*** BASIN 100
*** AREA = 2.60 ACRES
*** AREA = .0041
*** ******************
COMPUTE NM HYD      ID=1  HYD NO=100 AREA= 0.0041 SQ MI
             PER A=0 PER B=20  PER C=30  PER D=50
             TP=-0 13333 HR  MASS RAIN=-1

   K =  0 072665HR    TP =  0 133330HR    K/TP RATIO =  0 545000     SHAPE CONSTANT, N =  7.106428
   UNIT PEAK =   8 0917    CFS   UNIT VOLUME =   0 9980       B =   526 28      P60 = 1.7100
   AREA =     0.002050 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
```

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0 033300

K = 0 115986HR TP = 0 133330HR K/TP RATIO = 0.869918 SHAPE CONSTANT, N = 4.083882
UNIT PEAK = 5 5463 CFS UNIT VOLUME = 0.9980 B = 360 72 P60 = 1 7100
AREA = 0 002050 SQ MI IA = 0.41000 INCHES INF = 0.99800 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0 033300

PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 100.00

RUNOFF VOLUME = 1 40433 INCHES = 0.3071 ACRE-FEET
PEAK DISCHARGE RATE = 8.83 CFS AT 1 532 HOURS BASIN AREA = 0 0041 SQ MI.

*
FINISH

NORMAL PROGRAM FINISH END TIME (HR MIN:SEC) = 07:10·02
←(s0p10h4099T←&l6D

CITY OF

ALBUQUERQUE NEW MEXICO

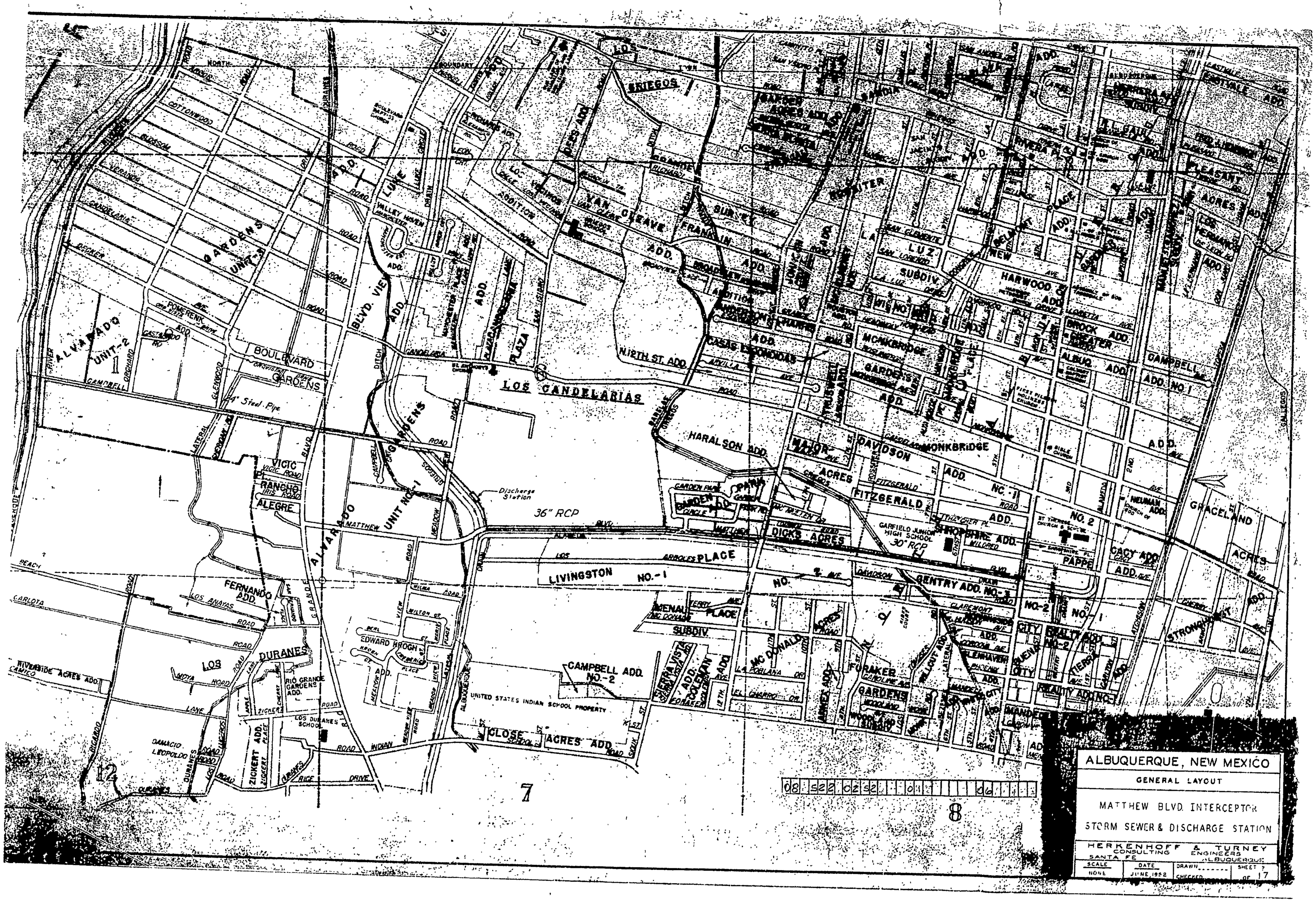
MATTHEW BLVD. INTERCEPTOR STORM SEWER
AND
DISCHARGE STATION
AND
COLLECTOR LINES

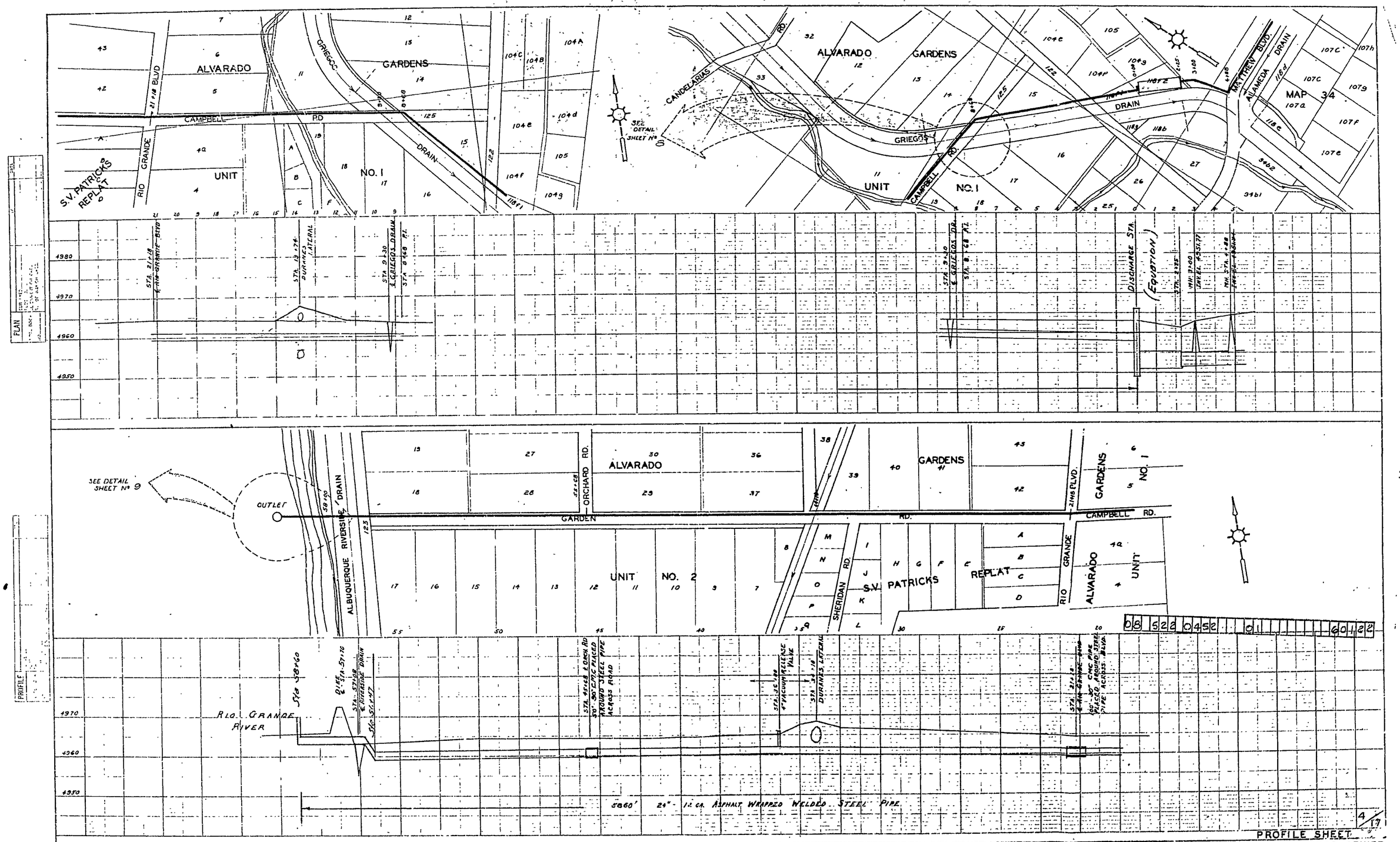
H&T ENGINEERS

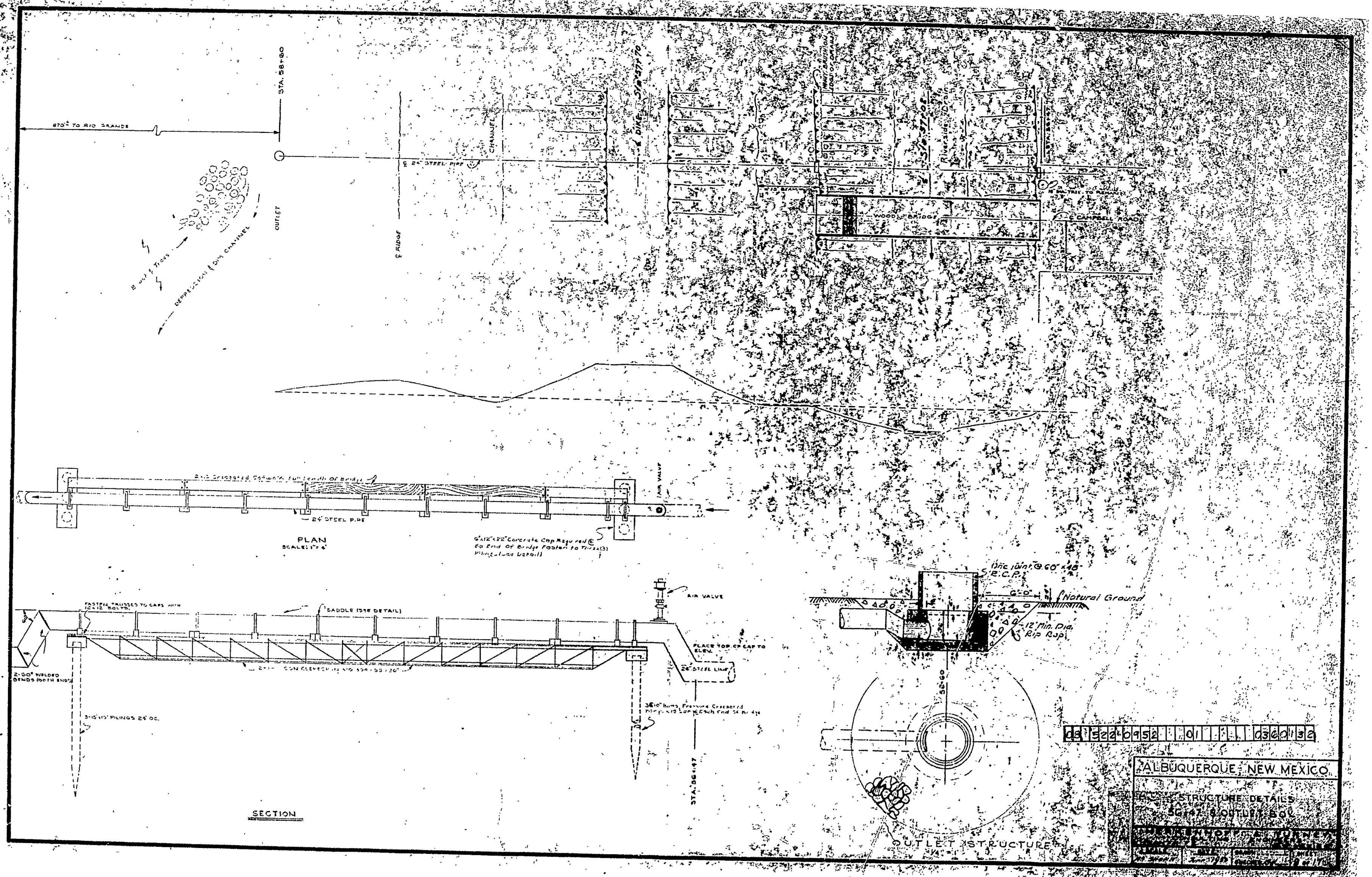
08 5222 0152 0 65

HERKENHOFF & TURNEY
CONSULTING ENGINEERS
SANTA FE ALBUQUERQUE

SHEET 1 OF 17


ALBUQUERQUE, NEW MEXICO
GENERAL LAYOUT
MATTHEW BLVD. INTERCEPTOR
STORM SEWER & DISCHARGE STATION
HERKENHOFF & TURNEY
CONSULTING ENGINEERS
SANTA FE ALBUQUERQUE
SCALE NONE
DATE JUNE 1952
DRAWN
CHECKED
SHEET 7 OF 17
LOS CANDELARIAS
BOULEVARD GARDENS
ALVARADO GARDENS UNIT-3
ALVARADO UNIT-2
ALVARADO UNIT NO.-1
VICIC RANCHO ALEGRE
FERNANDO ADD.
LOS DURANES
RIO GRANDE GARDENS ADD.
LOS DURANES SCHOOL
ZICKERT ADD.
CLOSE ACRES ADD.
CAMPBELL ADD. NO.-2
UNITED STATES INDIAN SCHOOL PROPERTY
LIVINGSTON NO.-1
DICKS ACRES
HARALSON ADD.
NORTH ST. ADD.
VAN GEAVE ADD.
FRANKLIN ADD.
BROADVIEW ADD.
CASAS ECONOMICAS
MONKBRIDGE GARDENS ADD.
DAVIDSON ACRES
FITZGERALD ADD.
GARFIELD JUNIOR HIGH SCHOOL
GENTRY ADD. NO.-3
FORAKER GARDENS
MC DONALD ADD.
COLEMAN ADD.
FERRALISTA ADD.
GRACELAND ACRES
STRONGHURST ADD.
CACY ADD.
PAPPE ADD.
SHROPSHIRE ADD.
NEUMAN ADD.
ALBUQ. ADD.
ADD. NO. 1
BROCK ADD.
CAMPBELL
HARWOOD ADD.
LUZ SUBDIV.
RIVERA PLACE
PLEASANT ACRES ADD.
LOS VERANDAS ADD.
EASTVALE ADD.
GARDEN ACRES ADD.
SANDIA
Discharge Station
36" RCP
30" RCP
12
7
8


ALVARADO
GARDENS
UNIT
NO. 1
CAMPBELL RD
GRIEGOS
DRAIN
RIO GRANDE
S.V. PATRICKS REPLAT
CANDELARIAS RD
MATTHEW BLVD
ALAMEDA DRAIN
MAP 34
SEE DETAIL SHEET Nº
PLAN
ORCHARD RD.
GARDEN RD.
CAMPBELL RD.
OUTLET
ALBUQUERQUE RIVERSIDE DRAIN
UNIT NO. 2
SHERIDAN RD
S.V. PATRICKS REPLAT
RIO GRANDE
SEE DETAIL SHEET Nº 9
RIO GRANDE RIVER
5860' 24" - 1/2 GA. ASPHALT WRAPPED WELDED STEEL PIPE
PROFILE
PROFILE SHEET
MATTHEW BLVD. INTERCEPTOR SEWER


STA. 58+80
870± TO RIO GRANDE
℄ 24" STEEL PIPE
CHANNEL
℄ DIKE
STA. 57+70
℄ RIPRAP
OUTLET
℄ HALF TIDES
DEPRESSION IN CHANNEL
WOOD BRIDGE
℄ CAMPBELL ROAD
PLAN
SCALE: 1" = 4'
24" STEEL PIPE
AIR VALVE
FASTEN TRUSSES TO CAPS WITH (2) 1/2" BOLTS.
SADDLE (SEE DETAIL)
AIR VALVE
PLACE TOP OF CAP TO ELEV.
24" STEEL LINE
2-20" WELDED BENDS (BOTH ENDS)
3-15" (12") PILINGS 24" OC.
STA. 56+47
SECTION
Natural Ground
12" Min. Dia. Rip Rap
OUTLET STRUCTURE
ALBUQUERQUE, NEW MEXICO
STRUCTURE DETAILS
56+47 & OUTLET

CITY OF ALBUQUERQUE

November 18, 2016

Mark Goodwin, P.E.
Mark Goodwin and Associates
P.O. Box 90606
Albuquerque, NM 87199

Re: Puerta del Bosque Subdivision
Erosion and Sediment Control Plan
Engineer's Stamp Date 10-28-16 (G12E035)

Dear Mr. Goodwin,

Based upon the information provided in your submittal received 11-1-16 the above referenced plan is approved: for Preliminary Plat action by the DRB, to be included in the SWPPP and to apply for an ESC Permit-Grading.

If you have any questions, you can contact me at 924-3420.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis a Cherne

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
Planning Dept.

C: email

Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Wednesday, November 23, 2016 3:23 PM
To: Hiram Crook
Subject: Puerta del Bosque - G12D035 - Stamp Date 10-28-2016

Hiram,

This email is being sent in lieu of a formal letter attached to help expedite initial reviews. A response this email will not replace a resubmittal.

Based on the information provided in your submittal received 11-1-2016, the above-referenced Grading and Drainage Plan cannot be approved for Preliminary Plat and ESC Grading Permit until the following items are addressed:

1. Include the AHYMO analysis associated with the project.

2. The analysis for the outfall needs to be fully described with this submittal:

    a. Information for the new manhole, (invert, grate elevation, etc.)

    b. Calculations for the outfall pipe.

    c. At least a conceptual assessment of the feasibility of crossing so many utilities with the 24" RCP that are expected to be shallow on Campbell Road.

3. The proposed slope across the lots of 0.6% is difficult to achieve. Consider increasing the slope. (Recommendation)

4. Specify how the Stormwater will be conveyed through the rear lot walls into the Open Space, and show invert elevations of said design element (e.g. elevation of turn block invert)

5. Although the plan complies with the "Valley Area Design" of limiting the discharge onto the right of way, the plan should provide a general assessment of the pipe under Campbell Rd. Keep in mind that the discharge limitation is a general guideline given the general conditions in the valley areas. It is not a guarantee that the accepting facility has that exact capacity. In other words, will the HGL (or best estimate of the HGL) adversely affect the site, given that the elevations of the project are generally lower than Campbell Rd?

6. An ESC Plan will need to be approved prior to approval for Grading Permit (if you haven't submitted one yet).

The City is closing early today (at 3, but I wanted to get this out to you), if you have any question or want to discuss the last comment, just give me a call on Monday.

Hope you have a Happy Thanksgiving,

Abiel Carrillo, PE, CFM
Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque

505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

October 27, 2016

Mr. Abiel Carrillo
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Puerta Del Bosque – Grading and Drainage Plan
DRB # 1010812

Dear Mr. Cloud:

We propose to vacate the existing platted lots, and re-configure the property as a Private Commons Development. The subdivision will consist of 10 lots and will be name Puerta Del Bosque. The property is currently zoned RA-2.

Thank you for your consideration of this matter.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Hiram L. Crook
Staff Engineer

RECEIVED
NOV 01 2016
LAND DEVELOPMENT SECTION

F:\1-Projects\2016\A16018 - Puerta del Bosque\DRB GD_SUBMITTAL_Letter_10.25.016 Hydrology.docx

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Puerta del Bosque Subdivision Building Permit #: _____ City Drainage #: G12D035

DRB#: 1010812 EPC#: _____ Work Order#: _____

Legal Description: MRGCD Map No. 34, Lots 15-A and 16-A, Alvarado Gardens Unit 2.

City Address: 2854 Campbell Road

Engineering Firm: Mark Goodwin & Associates, PA Contact: Hiram Crook

Address: PO BOX 90606, Albuquerque, NM 87199

Phone#: 828-2200 Fax#: _____ E-mail: hiram@goodwinengieers.com

Owner: Alfeld 4, LLC Contact: David Kleinfeld

Address: PO BOX 37438, Albuquerque, NM 87176

Phone#: 875-1641 Fax#: _____ E-mail: dkabq@me.com

Architect: NA Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: NA Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

x HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION
____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ ENGINEER/ ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN
x GRADING PLAN dated 10-28-16
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
x EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

RECEIVED
NOV 01 2016
LAND DEVELOPMENT SECTION

$150.00

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

x PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
x GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR

____ PRE-DESIGN MEETING
____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ____ Yes x No

DATE SUBMITTED: October 28, 2016 By: Hiram Crook

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____